CONSULTANT PRESENTATION
PLANNING COMMISSION STUDY SESSION - 10-04-2012
PA2011-134

# UPTOWN NEWPORT

## Environmental Overview

## Planning Commission Study Session

**Location:**
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92663

October 4, 2012

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# ENVIRONMENTAL PROCESS TO-DATE

| | |
|---|---|
| ▪ November 2011 | CEQA Initial Study (IS) prepared |
| ▪ 12/8/11 – 1/9/12 | Notice of Preparation/IS released; 30 day public comment period |
| ▪ 12/15/11 | Public Scoping Meeting |
| ▪ Dec 2011 – Sept 2012 | Draft EIR Preparation |
| ▪ 9/10/12 – 10/24/12 | Draft EIR Public Review Period |

# INITIAL STUDY FINDINGS – TOPICS ANALYZED IN THE EIR

- ✓ Aesthetics
- Agricultural/Forestry Resources
- ✓ Air Quality
- ✓ Biological Resources
- ✓ Cultural Resources
- ✓ Geology/Soils
- ✓ Greenhouse Gas Emissions
- ✓ Hazards & Hazardous Materials
- ✓ Hydrology/Water Quality
- ✓ Land Use/Planning
- Mineral Resources
- ✓ Noise
- ✓ Population & Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation/Traffic
- ✓ Utilities/Service Systems

# PROJECT-RELATED TECHNICAL STUDIES

- Air Quality and Greenhouse Gas Emissions Analysis
- Biological Resources Assessment
- Cultural Resource Assessment – Archaeology/Paleontology
- Phase 1 Site Assessment (hazardous substances - ground/groundwater/surface water)
- Health Risk Assessment (air toxics)
- (cont…)

# PROJECT-RELATED TECHNICAL STUDIES
(cont.)

- Noise and Vibration Analysis
- Offsite Consequence Analysis (potential chemical release)
- Shade/Shadow Analysis
- Traffic Impact Analysis
- Water Supply Assessment

# EIR SIGNIFICANCE FINDINGS

**ANALYSES APPROACH:**

- Impacts analysis for each project phase:
  - Phase 1: 2013 – 2018
    - Demolition of “Half Dome” building
    - Construction/Operation of 680 residential units & 11,500 SF commercial
    - Adjacent operation of TowerJazz until Phase 2 (2017 or potentially 2027)

# EIR SIGNIFICANCE FINDINGS

**ANALYSES APPROACH: (cont.)**

- Phase 2: Earliest 2017 construction
  - Demolition TowerJazz facility
  - Construction additional 564 units
  - Total Buildout – 1,244 units, 11,500 SF commercial

# EIR SIGNIFICANCE FINDINGS

## LESS THAN SIGNIFICANT IMPACTS – NO MITIGATION REQUIRED:

- Aesthetics
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use and Planning
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services

# EIR SIGNIFICANCE FINDINGS

## IMPACTS MITIGATED TO LESS THAN SIGNIFICANT:

- Biological Resources – Habitat for migratory birds – Phases 1 & 2
- Geology & Soils – Potential expansive soils – Phases 1 & 2
- Hazards – Hazardous building materials (asbestos, etc.) – Phase 2
- Noise - New stationary noise sources – Phases 1 & 2
- Vibration – Phase 2 construction impacts on Phase 1 residences

# EIR SIGNIFICANCE FINDINGS

**IMPACTS MITIGATED TO LESS THAN SIGNIFICANT (cont.)**:

**Interim Phase 1 Impacts – Hazard/Noise/Vibration**

- **Hazards**
  - Potential vapor intrusion (VOC) into Phase 1 buildings
  - Potential chemical release from TowerJazz
- **Noise**
  - Phase 1 exposure to TowerJazz operational noise (exterior & interior noise standards exceeded)
- **Vibration**
  - Phase 1 construction vibration impact on sensitive TowerJazz equipment

# EIR SIGNIFICANCE FINDINGS

## SIGNIFICANT UNAVOIDABLE IMPACTS:

- **Air Quality** – Construction-related impacts (NOx exceedance) – Phase 1 & 2
- **Land Use** – Pending Airport Environs Land Use Plan (AELUP) consistency determination by Airport Land Use Commission (potentially significant unavoidable impact) – Phase 1 & 2
- **Noise** – Construction noise levels – Phase 1 & 2

# PROJECT ALTERNATIVES

## ALTERNATIVES CONSIDERED BUT REJECTED DURING SCOPING PROCESS:

- **Alternative Project Location**
  - Optional site within city that could be acquired by applicant, meet project objectives, and reduce environmental impacts could not be identified
- **Optional Project Phasing**
  - Review of alternative to eliminate impacts associated with concurrent operation of TowerJazz and Phase 1 residences – determined economically infeasible and would not eliminate any significant unavoidable impacts

# PROJECT ALTERNATIVES

## ALTERNATIVES ANALYZED:

- No Project Alternative – existing conditions would remain
- Hotel/Office/Commercial Alternative
  - Phase 1 – 174 hotel rooms
  - Phase 2 – 160,000 SF office; 20,000 SF commercial
- Office/Commercial/Residential Alternative
  - Phase 1 – 100,000 SF office; 7,000 SF commercial
  - Phase 2 – 830 residential units
- Reduced Density Alternative
  - Phase 1 – 260 residential units; 11,500 SF commercial
  - Phase 2 – 301 residential units

# PROJECT ALTERNATIVES

## Comparison of Project Alternatives

| | *No Project Alternative* | *Proposed Project* | | | *Hotel/ Office/ Commercial* | | | *Office/ Commercial Residential* | | | *Reduced Density* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | *Phase 1* | *Phase 2* | *Total* | *Phase 1* | *Phase 2* | *Total* | *Phase 1* | *Phase 2* | *Total* | *Phase 1* | *Phase 2* | *Total* |
| **Dwelling Units** | — | 680 | 564 | 1,244 | - | - | — | | 830 | 830 | 260 | 301 | 561 |
| **Commercial/Retail (SF)** | — | 11,500 | 0 | 11,500 | - | 20,000 | 20,000 | 7,000 | - | | 11,500 | - | 11,500 |
| **Office (SF)** | 126,675 | - | - | - | - | 160000 | 160,000 | 100,000 | | 100,000 | — | | |
| **Industrial (SF)** | 311,452 | - | - | - | - | - | - | - | - | - | - | - | - |
| **Hotel (Rooms)** | — | - | - | - | 174 | - | 174 | - | - | - | - | - | - |
| **Park Space (ac)** | — | 1.03 | 1.02 | 2.05 | 1.5 | - | 1.52 | | | 1.40 | 6.47 | 1.91 | 8.38 |

# PROJECT ALTERNATIVES

## ENVIRONMENTALLY SUPERIOR ALTERNATIVE

- No Project Alternative is Environmentally Superior Alternative
  - Would eliminate significant, unavoidable impacts
- Hotel/Office/Commercial Alternative – Environmentally Superior Development Alternative
  - Would eliminate significant impacts associated with Phase 1 resident adjacency to TowerJazz (interim condition). These impacts, however, mitigated to less than significant for proposed project.

# NEXT STEPS

- Draft EIR public review period closes October 24, 2012
- Final EIR under preparation will include Response to DEIR Comments
- Planning Commission Public Hearing(s)
- City Council Public Hearing(s)
- EIR Certification and Notice of Determination filing

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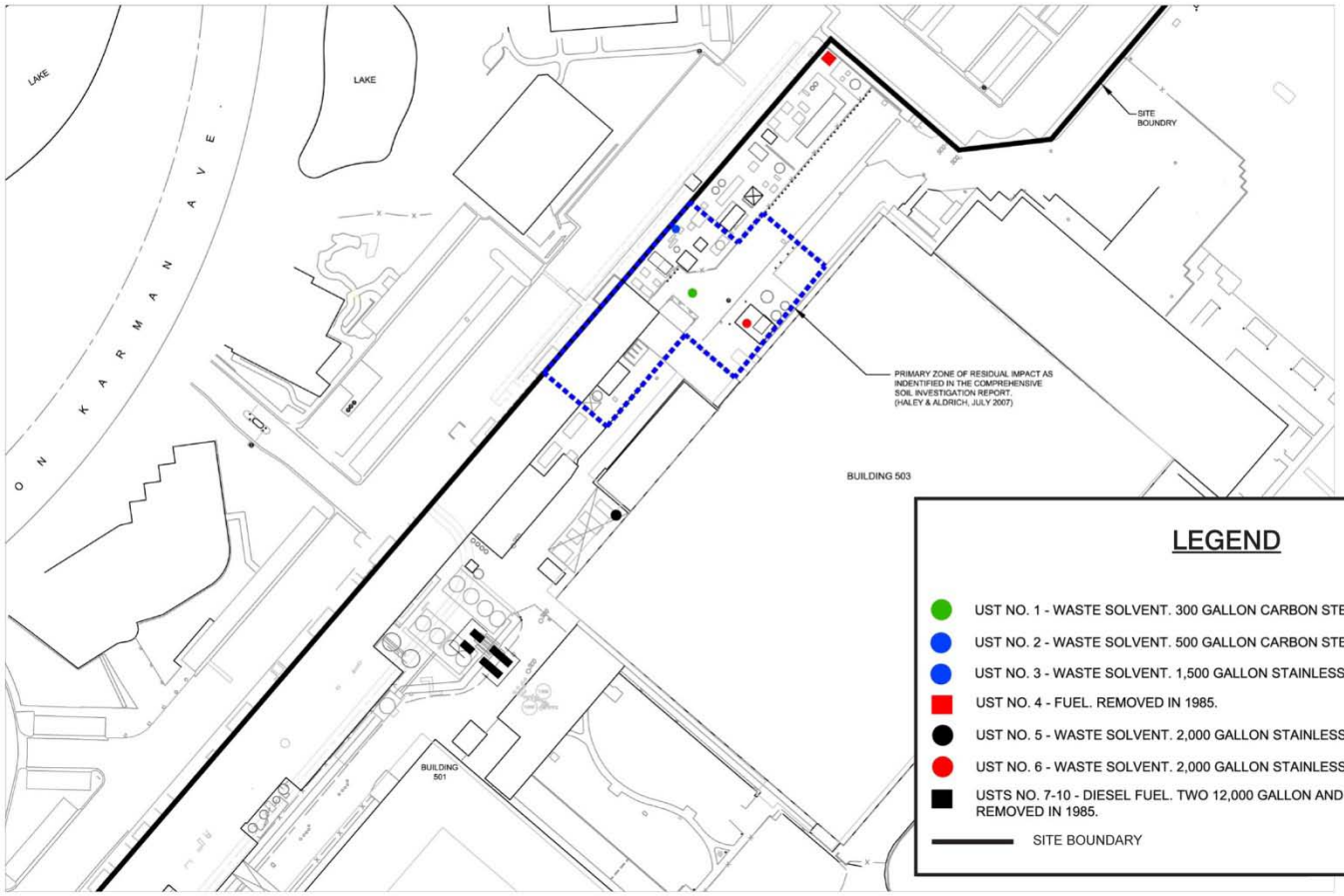
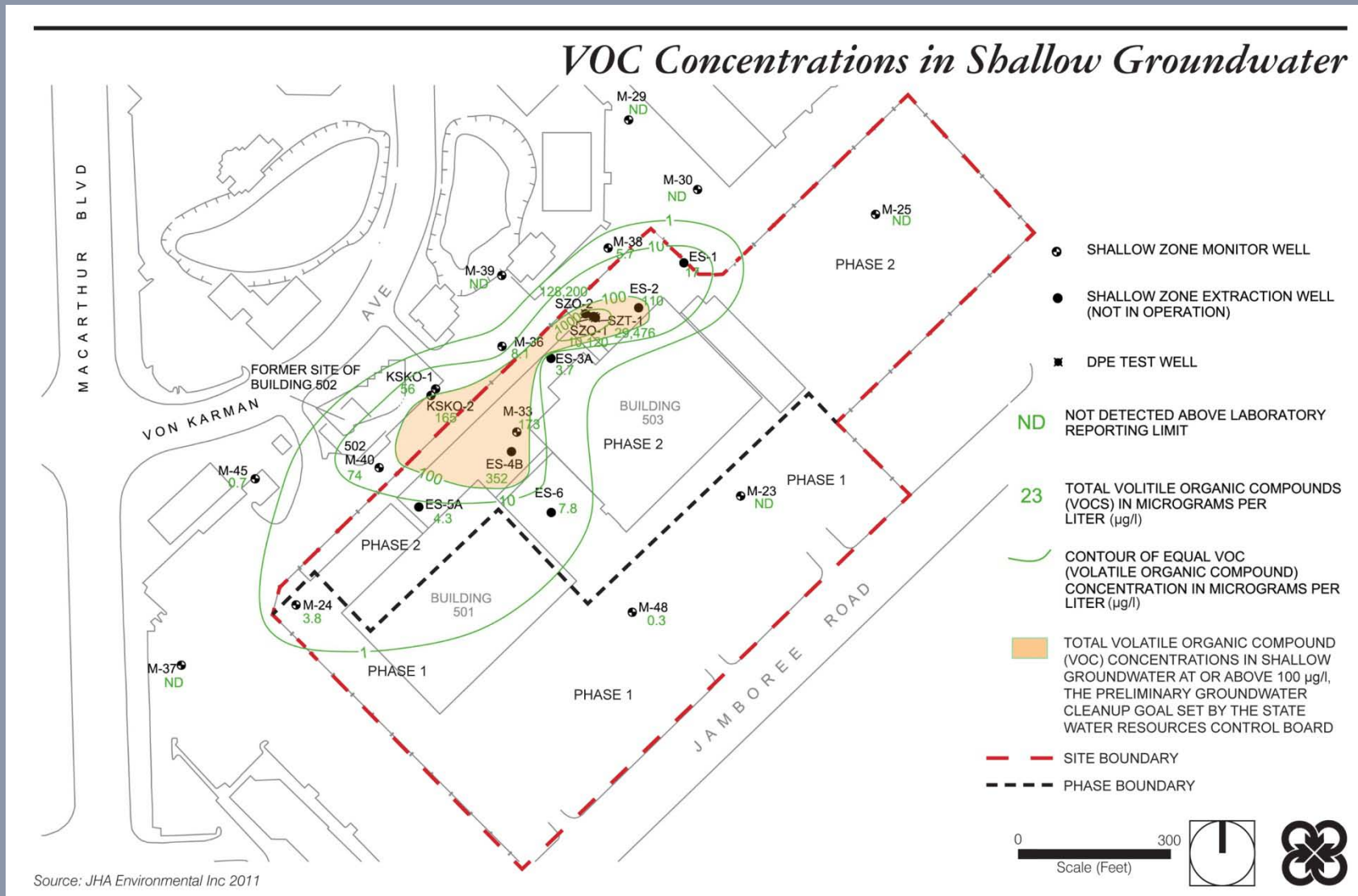
## *Location of Former Underground Storage Tanks*




*Source: JHA Environmental Inc 2011*

# UNDERGROUND STORAGE TANKS

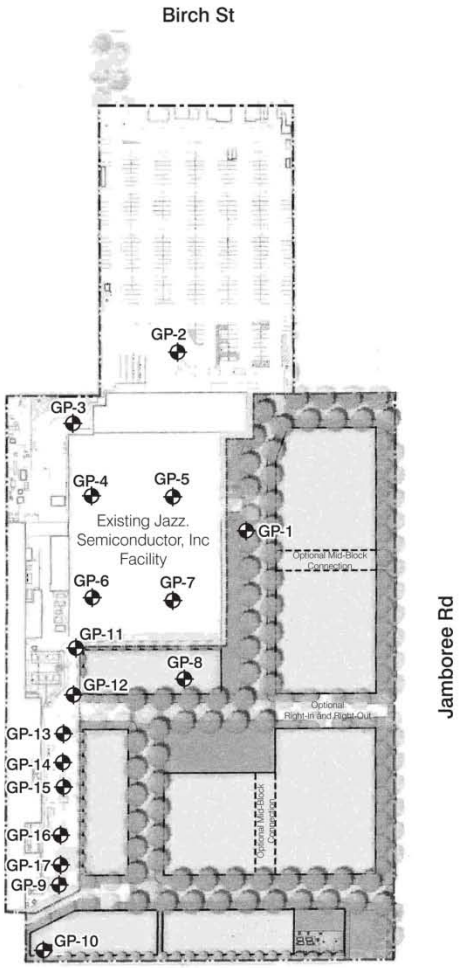



Source: JHA Environmental Inc 2011

# VOC CONCENTRATIONS

# SOIL GAS PROBE LOCATIONS

## *Soil Gas Probe Locations (GP-1 through GP-10)*




Building Pad
Park Space
Site Boundary
Phasing Line
GP-1 Approximate Location of Soil Gas Probe

0 300
Scale (Feet)

*Source: Skinner Associates 2012*

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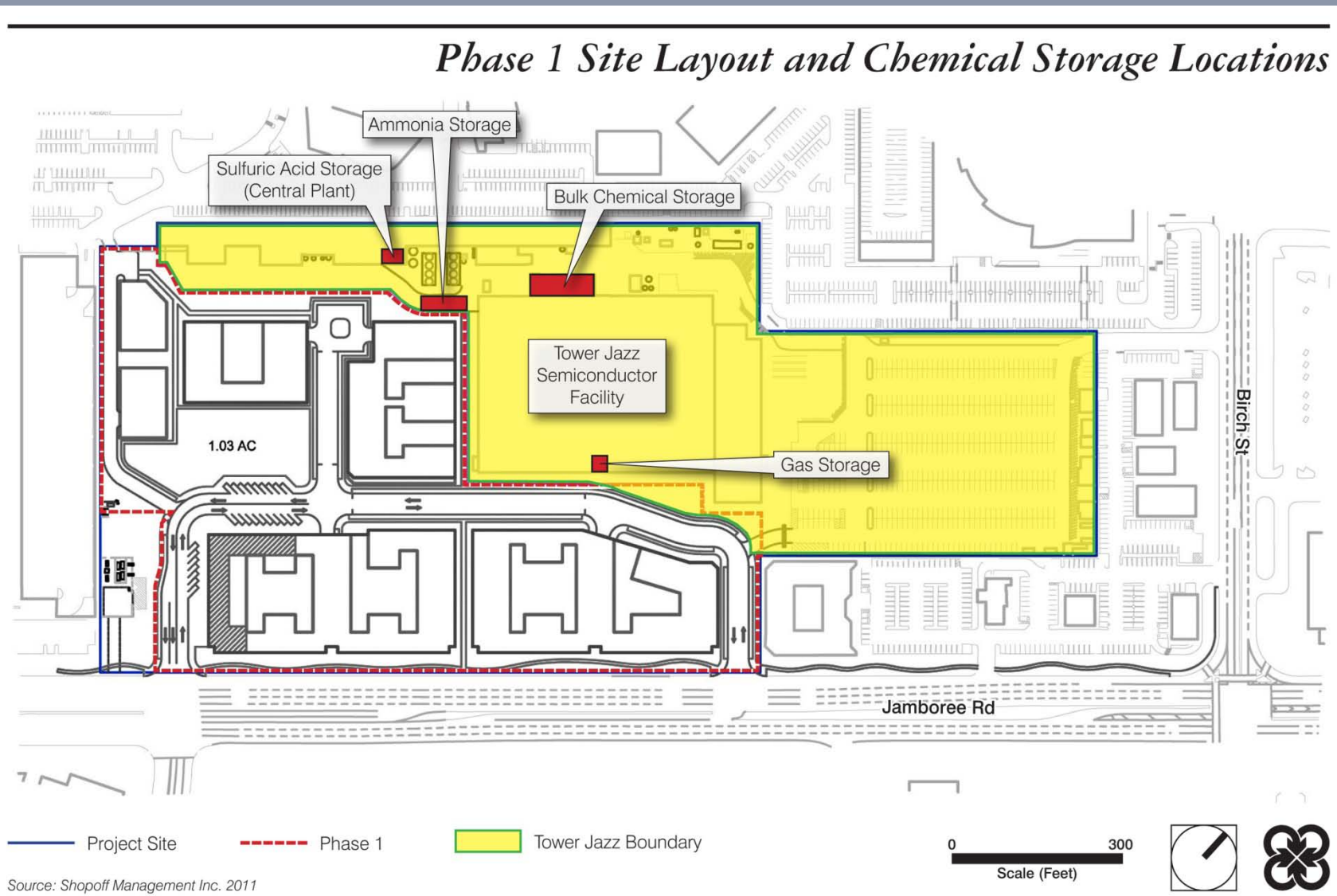
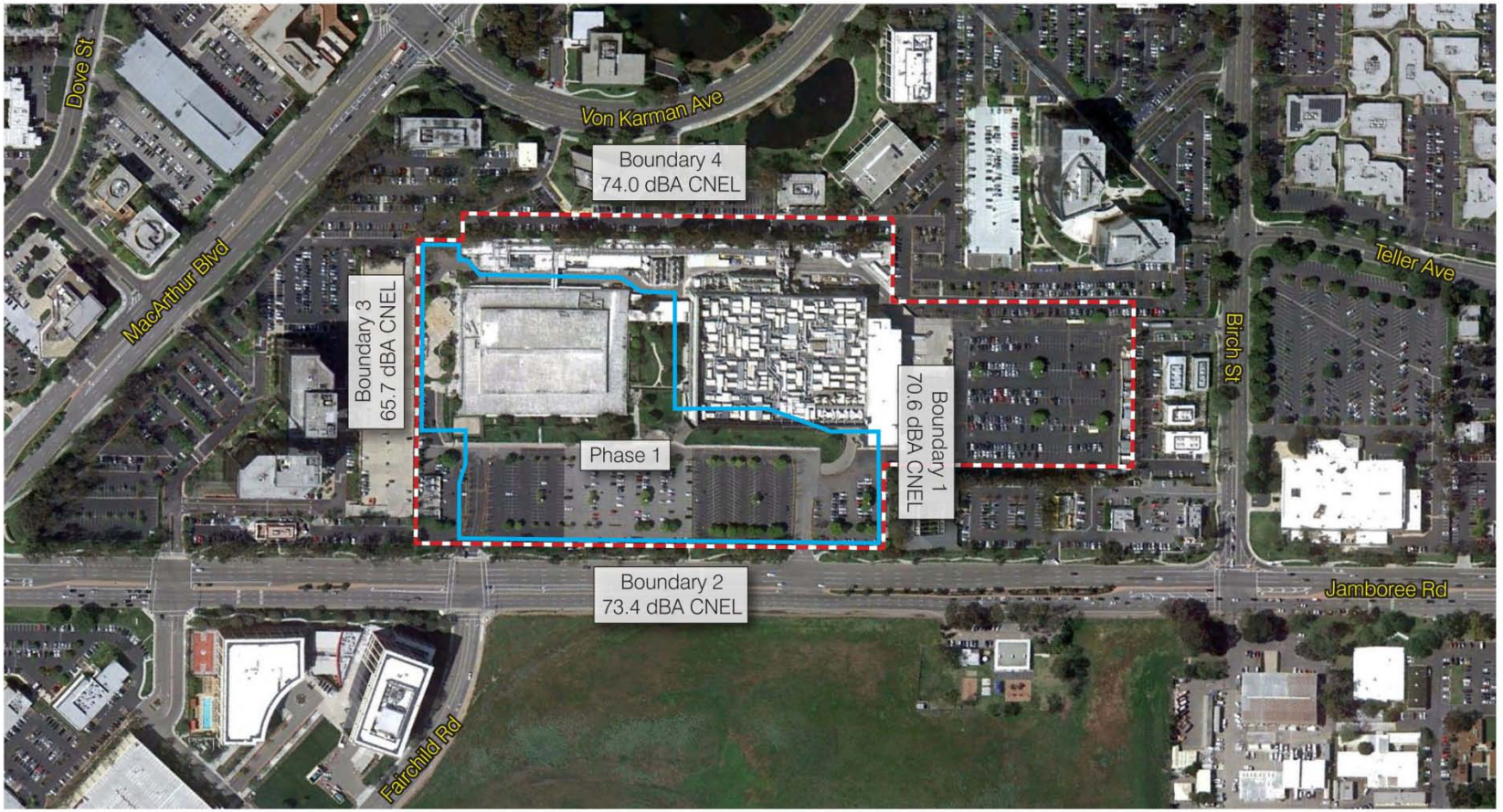



# CHEMICAL STORAGE LOCATIONS

## *Combined Ambient Noise Levels, Phase 1*




*Source: Shopoff Management, Inc. 2011*

# AMBIENT NOISE LEVELS – PHASE 1

## *Combined Ambient Noise Levels, Phase 2*


Project Site

Source: Shopoff Management, Inc. 2011

0 400
Scale (Feet)

# AMBIENT NOISE LEVELS – PHASE 2

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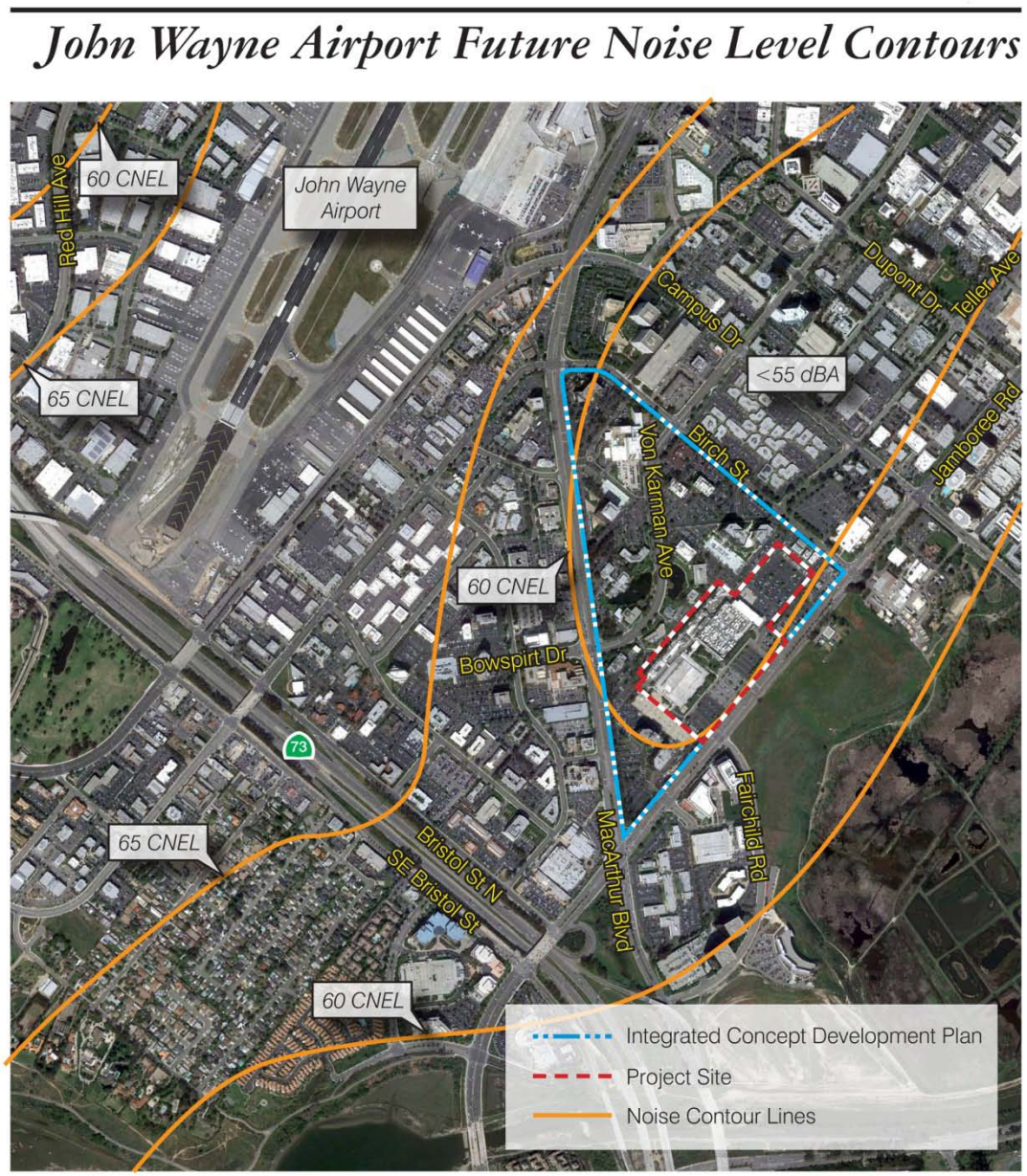
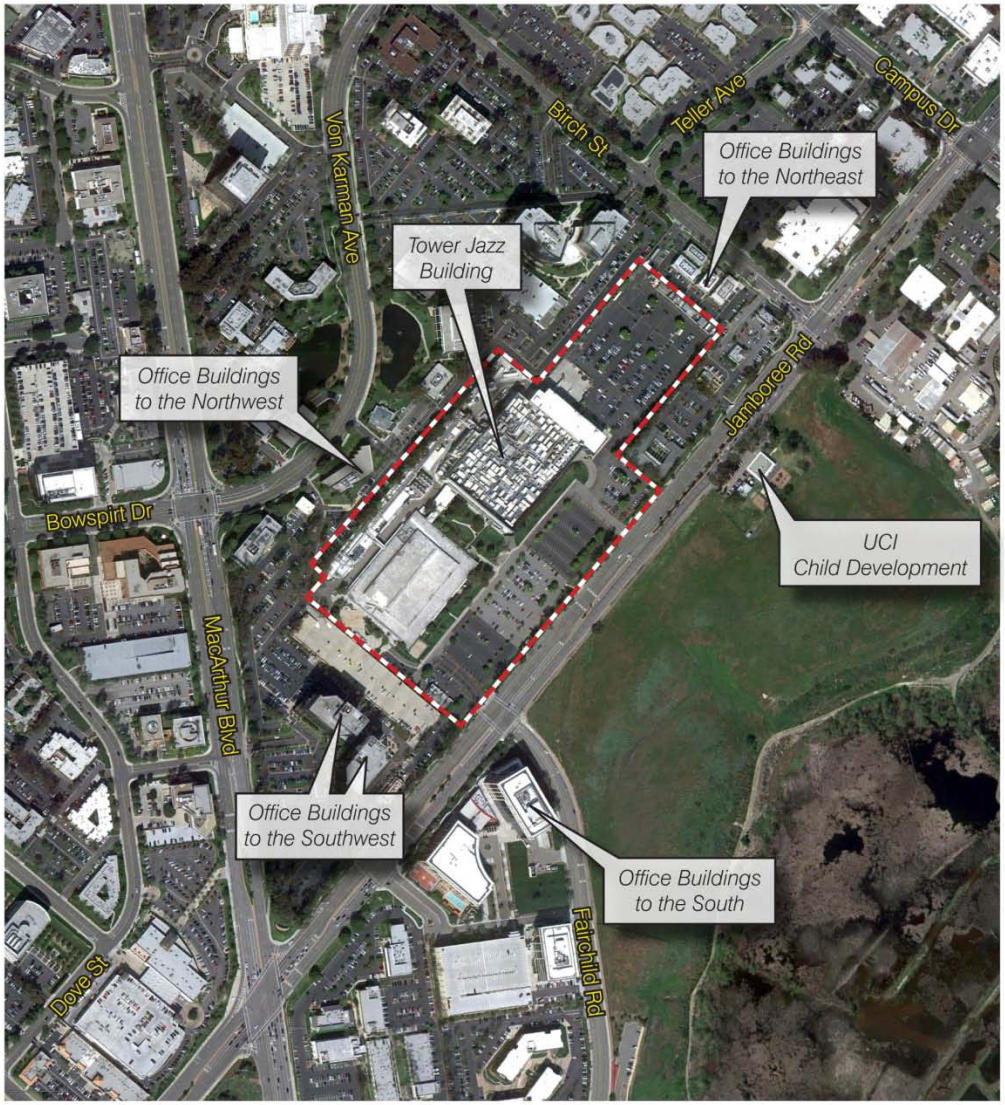
# AIRPORT NOISE LEVEL CONTOURS

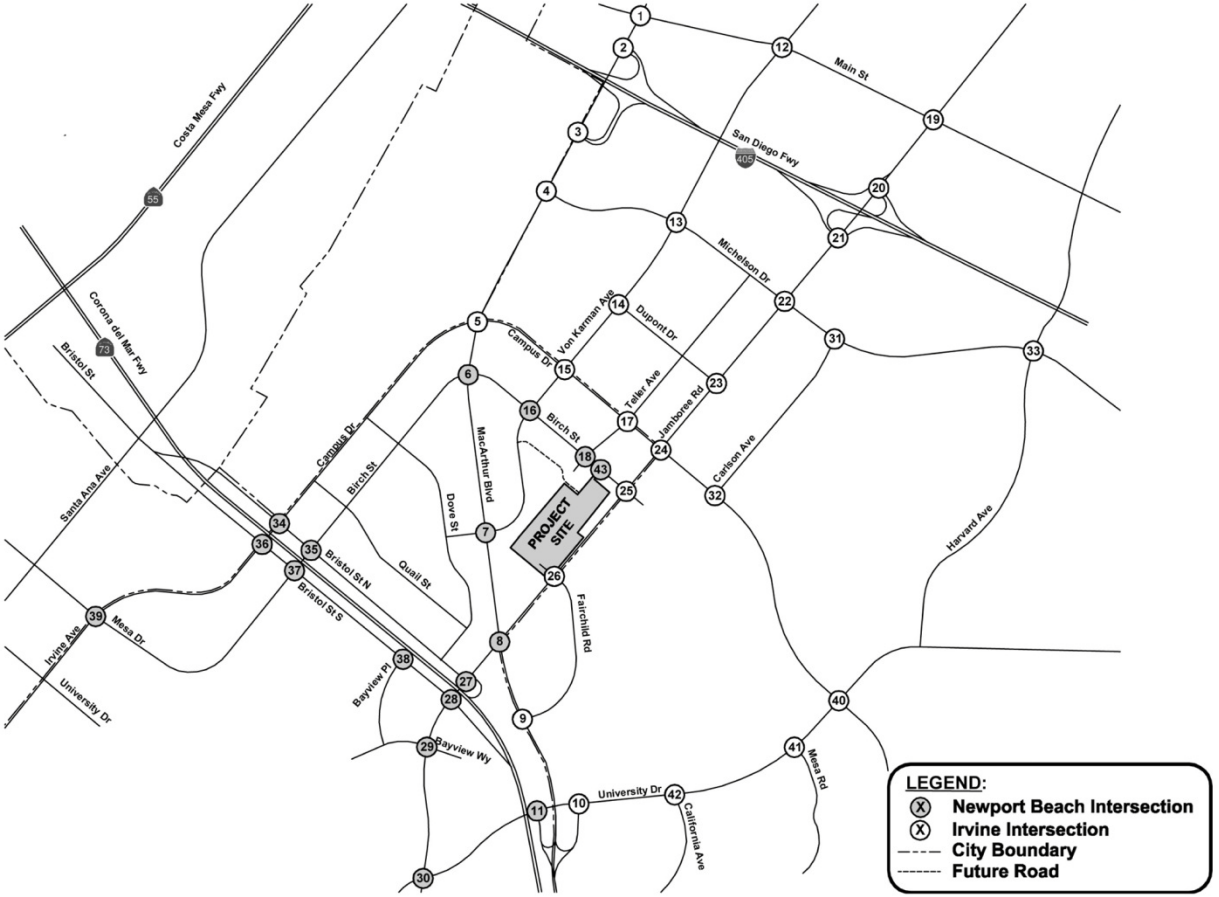


# SENSITIVE RECEPTORS

*Nearest Offsite Noise- and Vibration-Sensitive Receptors*



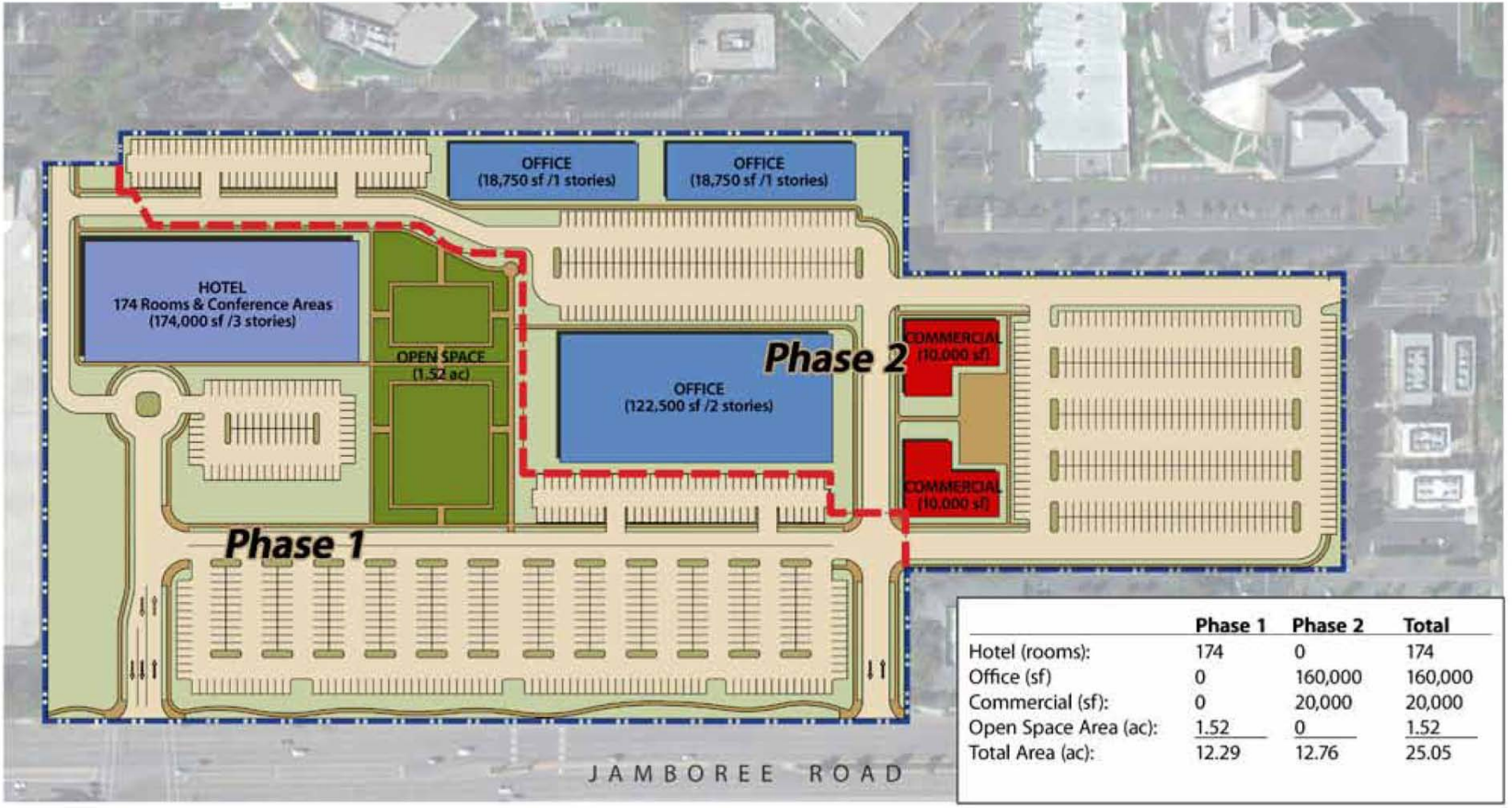
## Study Intersections




Source: Kimley-Horn and Associates Inc 2012

# TRAFFIC STUDY LOCATIONS

## *Hotel/Office/Commercial Alternative*




| | Phase 1 | Phase 2 | Total |
|---|---|---|---|
| Hotel (rooms): | 174 | 0 | 174 |
| Office (sf) | 0 | 160,000 | 160,000 |
| Commercial (sf): | 0 | 20,000 | 20,000 |
| Open Space Area (ac): | 1.52 | 0 | 1.52 |
| Total Area (ac): | 12.29 | 12.76 | 25.05 |

Site Boundary  Phasing Boundary

0 200
Scale (Feet)

# ALTERNATIVES

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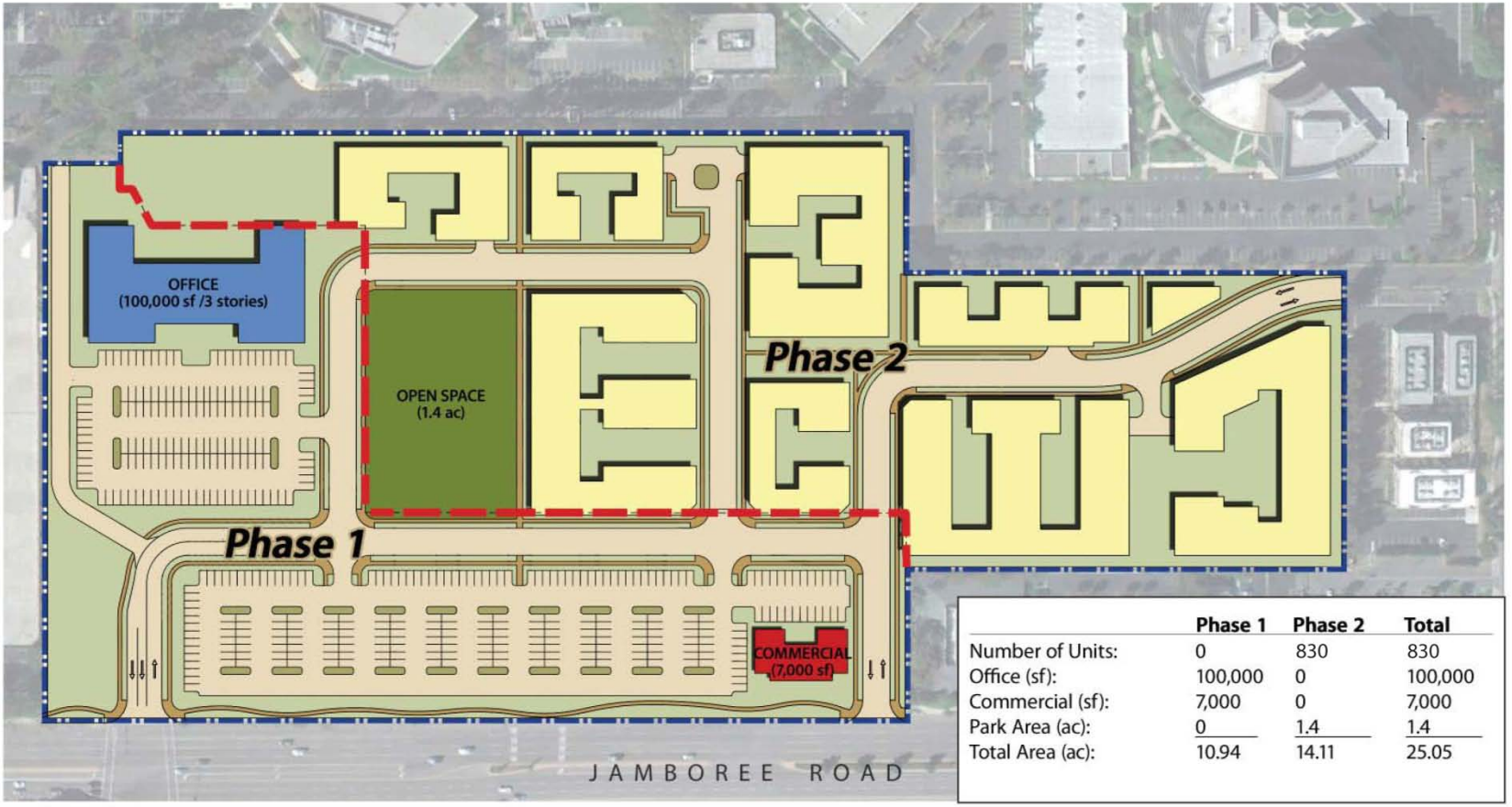
## *Office/Commercial/Residential Alternative*



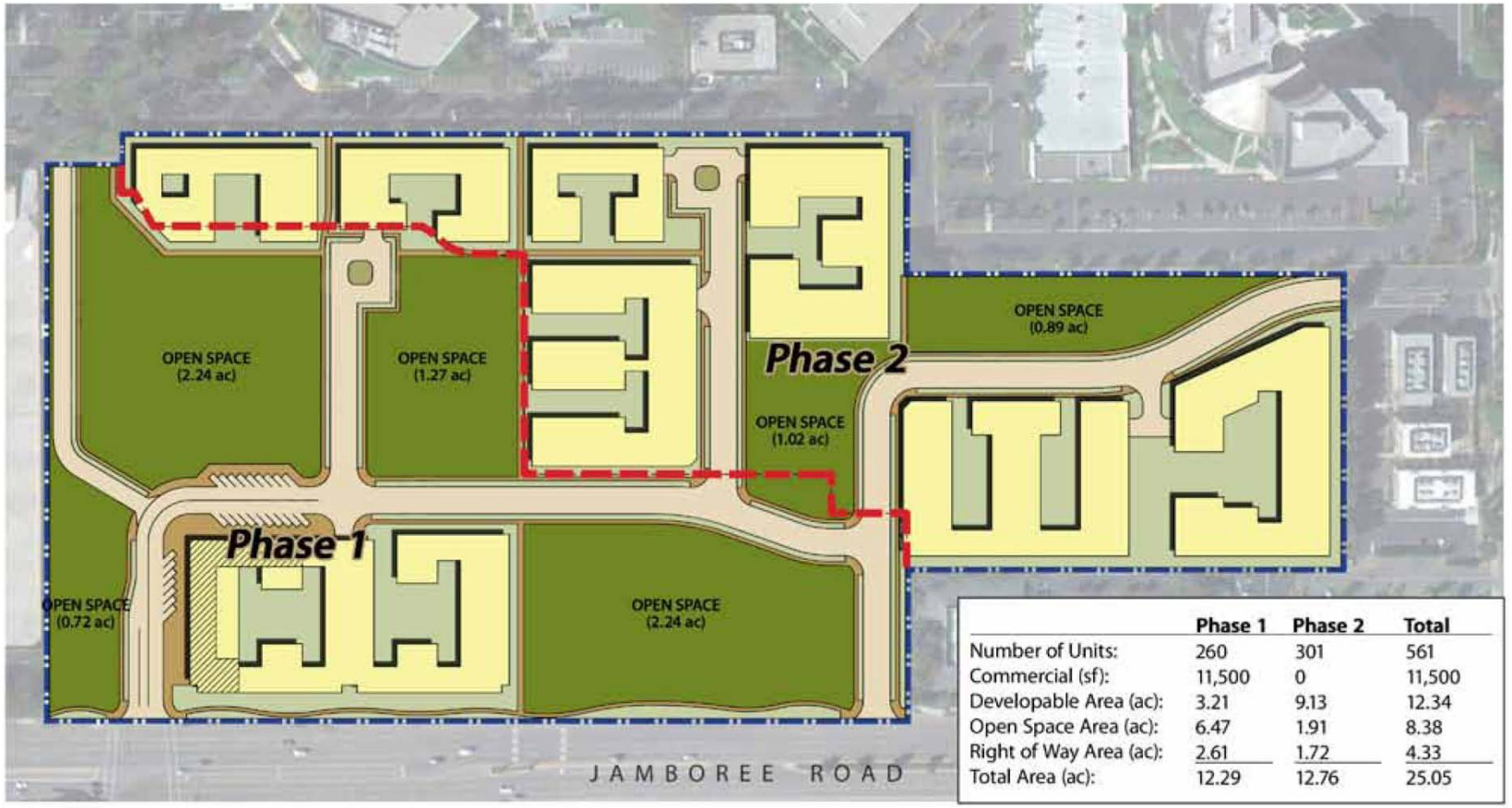

| | Phase 1 | Phase 2 | Total |
|---|---|---|---|
| Number of Units: | 0 | 830 | 830 |
| Office (sf): | 100,000 | 0 | 100,000 |
| Commercial (sf): | 7,000 | 0 | 7,000 |
| Park Area (ac): | 0 | 1.4 | 1.4 |
| Total Area (ac): | 10.94 | 14.11 | 25.05 |

Site Boundary  Phasing Boundary

0 200
Scale (Feet)

# ALTERNATIVES

## *Reduced Density Alternative*




| | Phase 1 | Phase 2 | Total |
|---|---|---|---|
| Number of Units: | 260 | 301 | 561 |
| Commercial (sf): | 11,500 | 0 | 11,500 |
| Developable Area (ac): | 3.21 | 9.13 | 12.34 |
| Open Space Area (ac): | 6.47 | 1.91 | 8.38 |
| Right of Way Area (ac): | 2.61 | 1.72 | 4.33 |
| Total Area (ac): | 12.29 | 12.76 | 25.05 |

Site Boundary

Phasing Boundary

Ground-Level Neighborhood-Serving Retail

0 200

Scale (Feet)

# ALTERNATIVES

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# VIBRATION - PHASE 1 CONSTRUCTION

**Table 5.10-16**
**Vibration Levels for Construction Equipment during Phase 1 (VdB)**

| Equipment | Office Buildings to the Southwest | Office Buildings to the Northwest | Office Buildings to the South | UCI Child Development | Office Buildings to the Northeast | TowerJazz Facility |
|---|---|---|---|---|---|---|
| Vibratory Roller | 77 | 76 | 76 | 73 | 64 | **88** |
| Large bulldozer | 70 | 69 | 69 | 66 | 57 | **81** |
| Small bulldozer | 41 | 40 | 40 | 37 | 28 | 52 |
| Jackhammer | 62 | 61 | 61 | 58 | 49 | **73** |
| Loaded trucks | 69 | 68 | 68 | 65 | 56 | **80** |
| Threshold | 84 | 84 | 84 | 84 | 84 | 60 |
| Exceed Thresholds? | **No** | **No** | **No** | **No** | No | **Yes** |

Source: Based on methodology from the United States Department of Transportation Federal Transit Administration, Transit Noise and Vibration Impact Assessment, 2006. The Threshold for TowerJazz was derived from the Technical Memorandum provided by Wilson Ihrig and Associates, 2012.
Notes: Receptor locations are depicted in Figure 5.10-6.
RMS velocity calculated from vibration level (VdB) using the reference of one microinch/second.
**Bold** indicates values exceeding applicable thresholds.

# VIBRATION - PHASE 2 CONSTRUCTION

**Table 5.10-17**
**Vibration Levels for Construction Equipment during Phase 2**

| Equipment | Office Buildings to the Southwest | Office Buildings to the Northwest | Office Buildings to the South | UCI Child Development | Office Buildings to the Northeast | Phase 1 Buildings |
|---|---|---|---|---|---|---|
| Vibratory Roller | 75 | 82 | 65 | 70 | **86** | **94** |
| Large bulldozer | 68 | 75 | 58 | 63 | 79 | **87** |
| Small bulldozer | 39 | 46 | 29 | 34 | 50 | 58 |
| Jackhammer | 60 | 67 | 50 | 55 | 71 | **79** |
| Loaded trucks | 67 | 74 | 57 | 62 | 78 | **86** |
| Threshold | 84 | 84 | 84 | 84 | 84 | 78 |
| Exceed Thresholds? | No | No | No | No | **Yes** | **Yes** |

Source: Based on methodology from the United States Department of Transportation Federal Transit Administration, Transit Noise and Vibration Impact Assessment, 2006.
Notes: Receptor locations are depicted in Figure 5.10-6.
RMS velocity calculated from vibration level (VdB) using the reference of one microinch/second.
**Bold** indicates values exceeding applicable thresholds.

# MAXIMUM NOISE - PHASE 1 CONSTRUCTION

**Table 5.10-19**
**Maximum Noise Levels at Project Construction Sites during Phase 1 Construction**
**(dBA $L_{max}$)**

| Construction Phase | Affected Receptors | | | | | |
|---|---|---|---|---|---|---|
| | Office Buildings to the Southwest | Office Building to the Northwest | Office Buildings to the South | UCI Child Development | Office Buildings to the Northeast | TowerJazz Semiconductor Building |
| Demolition | 78 | 77 | 78 | 75 | 65 | 90 |
| Grading | 71 | 69 | 70 | 67 | 57 | 82 |
| Utilities | 70 | 68 | 69 | 66 | 56 | 81 |
| Paving | 66 | 65 | 65 | 62 | 53 | 77 |
| Building Construction | 70 | 68 | 69 | 66 | 56 | 81 |
| Existing Ambient Noise Levels[1] (dBA Leq) | 58 | 60 | 67 | 67 | 59 | 60 |
| Maximum Projected dBA over Ambient Level | 20 | 17 | 11 | 8 | 6 | 30 |

Notes: Receptor locations are depicted in Figure 5.10-6. Calculations included in Appendix J. Calculations based on the Roadway Construction Noise Model with the construction information provided by the applicant.

[1] Existing ambient noise levels are based on monitored noise levels in the study area in Table 5.10-7 and on the monitoring location 7 in Table 5.10-8.

# AVERAGE NOISE - PHASE 1 CONST

**Table 5.10-20**
**Average Noise Levels at Project Construction Sites during Phase 1 Construction ($dBA\ L_{eq}$)**

| Construction Stage | Affected Receptors | | | | | |
|---|---|---|---|---|---|---|
| | Office Buildings to the Southwest | Office Building to the Northwest | Office Buildings to the South | UCI Child Development | Office Buildings to the Northeast | TowerJazz Semiconductor Building |
| Demolition (66 days) | 60 | 61 | 61 | 57 | 54 | 71 |
| Grading (39 days) | 55 | 56 | 56 | 52 | 49 | 66 |
| Utilities (83 days) | 54 | 55 | 55 | 51 | 48 | 65 |
| Paving (18 days) | 52 | 53 | 52 | 48 | 46 | 62 |
| Building Construction (992 days) | 54 | 55 | 55 | 51 | 48 | 55 |
| Existing Ambient Noise Levels[1] (dBA Leq) | 58 | 60 | 67 | 67 | 59 | 60 |
| Highest Projected Average dBA over Ambient Level (dBA) | 2 | 1 | less than existing | less than existing | less than existing | 11 |

Notes: Receptor locations are depicted in Figure 5.10-6. Calculations included in Appendix J. Calculations based on the Roadway Construction Noise Model with the construction information provided by the applicant.

[1] Existing ambient noise levels are based on monitored noise levels in the study area in Table 5.10-7 and on the monitoring location 7 in Table 5.10-8.

# MAXIMUM NOISE - PHASE 2 CONSTRUCTION

**Table 5.10-21**
**Maximum Noise Levels at Project Construction Sites During Phase 2 Construction (dBA $L_{max}$)**

| Construction Phase | Affected Receptors | | | | | |
|---|---|---|---|---|---|---|
| | Office Buildings to the Southwest | Office Building to the Northwest | Office Buildings to the South | UCI Child Development | Office Buildings to the Northeast | Nearest Phase 1 buildings |
| Demolition | 77 | 84 | 67 | 72 | 87 | 96 |
| Grading | 69 | 76 | 59 | 64 | 79 | 88 |
| Utilities | 68 | 75 | 58 | 63 | 78 | 87 |
| Paving | 64 | 71 | 54 | 59 | 75 | 83 |
| Building Construction | 68 | 75 | 58 | 63 | 78 | 87 |
| Existing Ambient Noise Levels[1] (dBA Leq) | 58 | 60 | 67 | 67 | 59 | 60 |
| Maximum Projected dBA over Ambient Level | 19 | 24 | equal to existing | less than existing | 28 | 36 |

Notes: Receptor locations are depicted in Figure 5.10-6. Calculations included in Appendix J. Calculations based on the Roadway Construction Noise Model with the construction information provided by the applicant.

[1] Existing ambient noise levels are based on monitored noise levels in the study area in Table 5.10-7 and on the monitoring location 7 in Table 5.10-8.

# AVERAGE NOISE - PHASE 2 CONS

**Table 5.10-22**
**Average Noise Levels at Project Construction Sites During Phase 2 Construction (dBA Leq)**

| Construction Phase | Affected Receptors | | | | | |
|---|---|---|---|---|---|---|
| | Office Buildings to the Southwest | Office Building to the Northwest | Office Buildings to the South | UCI Child Development | Office Buildings to the Northeast | Nearest Phase 1 buildings |
| Demolition (88 days) | 54 | 67 | 54 | 59 | 61 | 70 |
| Grading (47 days) | 49 | 62 | 49 | 54 | 56 | 65 |
| Utilities (85 days) | 48 | 61 | 48 | 53 | 55 | 64 |
| Paving (18 days) | 46 | 59 | 45 | 50 | 53 | 61 |
| Building Construction (992 days) | 48 | 61 | 48 | 53 | 55 | 64 |
| Existing Ambient Noise Levels[1] (dBA Leq) | 58 | 60 | 67 | 67 | 59 | N/A |
| Highest Projected Average dBA over Ambient Level (dBA) | less than existing | 7 | less than existing | less than existing | 2 | N/A |

Notes: Receptor locations are depicted in Figure 5.10-6. Calculations included in Appendix J. Calculations based on the Roadway Construction Noise Model with the construction information provided by the applicant.

[1] Existing ambient noise levels are based on monitored noise levels in the study area in Table 5.10-7 and on the monitoring location 7 in Table 5.10-8.